Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip D. Baltz, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phyllis J. Sweat**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B-301, River Plantation Condominiums, together with the carport designated to No. B-301-C in River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75,76, and 77, of the Register's Office of said county, and described in a Master Deed recorded in Book 4784, page 464, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The elements, restrictive covenants, conditions and regulations imposed upon and relating to property, apartments, co-owners and tenants of River Plantation, Section Three, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Philip D. Baltz by deed from John B. Mason and wife, Patricia S. Mason, dated July 16, 1984, of record in Book 6338, page 809, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8300 Sawyer Brown Road, Unit B301, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 28th day of August, 2012.

Philip D. Baltz

BILL GARRETT, Davidson County
Trans:T20120066975 DEEDWARR
Recvd: 09/06/12 14:18 2 pgs
Fees:13.00 Taxes:370.00
20120906-0080871

State of Tennessee)
County of Davidson)

On this 28th day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip D. Baltz, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 100,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of August, 2012.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Phyllis J. Sweat	New Owner	142-5-B-9
8300 Sawyer Brown Road, Unit B301		
Nashville, TN 37221		